

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) **State standard space specifications.** The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

(1) These standards shall be used as maximums for grant computation purposes. The square footage per pupil allowances for all grades housed shall be summed and divided by the number of grades housed to determine a maximum square foot per pupil for the facility.

(2) Applicants for school building projects which exceed the state standard space specifications solely as a result of extraordinary programmatic needs may apply to the Commissioner, at such time and in such manner as the Commissioner may prescribe, for a waiver of space limitations.

(b) **Standards for Site Eligibility.** To be eligible for a site acquisition grant, the site shall be used for a school building project, and shall be approved by the Commissioner in accordance with criteria which consider at least (1) The location and size of the project in relation to existing school facilities; (2) the adequacy and availability of utility services, including water, sanitary sewers, electricity and fire services; (3) the engineering, size, and shape adequacy of the site to support the school facilities; (4) compliance with zoning, wetlands, environmental protection and other laws and regulations; (5) demographic factors and population trends; (6) accessibility to the site (7) the cost of acquiring, developing, maintaining and transporting pupils to the site; and (8) the availability of other sites.

(c) **Eligible Costs.**

(1) **School Building Projects.** Eligible costs for school building projects shall include: reasonable costs of acquiring, constructing, altering or renovating buildings or structures; site preparation and development costs incurred on and for the school site; equipment and furnishings for such school buildings or school site; architectural, engineering, construction management and legal fees ordinarily and reasonably necessary to the above costs; and bond issue costs incidental to financing the above costs, including bond advertising, preparation and printing of official statements, and bond execution costs.

(2) **Site Acquisition Costs.** Site acquisition costs shall include the actual cost of acquiring a site for a school project plus legal fees and other reasonable incidental costs

necessary to such acquisition. Eligible site acquisition costs shall not exceed the higher of two independent appraisals of such site and shall not include the costs of a site or portion of a site which causes the total site to exceed: (A) The number of acres equal to the highest projected enrollment for the eight year period from the date of application divided by one hundred plus (B) ten additional acres if the project is an elementary school, or fifteen additional acres if the project is a middle school, or twenty additional acres if the project is a secondary school.

(d) **Ineligible Costs.** Eligible costs do not include: feasibility studies; textbooks and supplies; computer software, except computer operating systems; lease of facilities (other than in accordance with subdivision (9) of subsection (a) of section 10-286 of the Connecticut General Statutes); service, equipment or maintenance contracts; salaries of “in-house” administration or educational staff employed by the local board of education or municipality; site regrading, ordinary resurfacing or reseeding; relocation of facilities within site; repair of site improvements; athletic facility lighting, athletic facility parking, artificial turf; off-site town improvements and utility extensions; moving of existing facilities on-site or to another site (except where necessary for a new school plant or extension); ordinary building and built-in equipment maintenance, repair, repainting, redecoration; repair to movable equipment and furniture; ordinary repairs to or replacements of boilers, combustion equipment, or fuel storage equipment; ordinary roof repairs or replacements not specifically eligible under subdivision (6) of subsection (a) of section 10-286 of the Connecticut General Statutes; ordinary window or glass replacements; and other ordinary repairs and replacements.

(Effective October 3, 1995; Amended October 26, 2012)